(17) **Send Tax Statements To:**
~~New Owner~~ Guaranty Home Mortgage Corp.
525 Tribble Gap Rd. #1339
Cumming, GA 30028

Name and Address of New Owner:
Alex Blonder
7536 Oakledge Drive
Brentwood, TN 37027

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnish The Parties

Karen Johnson Davidson County
Batch# 592825 DEEDWARR
03/16/2021 03:51:30 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20210316-0034955

Map and Parcel 181-10-A/324CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BRADLEY W CRAIG AND ABBY W CRAIG, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **ALEX SAMUEL BLONDER, AND MEGAN AMBER BLONDER, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Brentwood, and being described as follows, to-wit:

Being all of Lot No. 1051, on the plan of Final Plat, Autumn Oaks Subdivision, Phase 10B, a Cluster Subdivision, according to plat and survey appearing of record in Instrument No. 20140331-0026145, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Bradley W Craig and Abby W Craig, husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 29, 2015, appearing of record in Instrument No. 20150630-0063189, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20010912-0099443, as amended in Instrument No. 20030513-0064238, 20101206-0096935, and Instrument No. 20100414-0028160; Restrictions of record in Book 6968, page 30, Book 6704, page 397, and Book 6704, page 405; Storm Water Detention Agreement of record in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903; Easement to use spring of record in Book 475, page 547; Water Line Easement of record in Book 3376, page 239; Easement to Columbia Gulf Transmission Company of record in Book 4240, page 667 as partially released in Book 2245, page 271; Ingress/Egress Easement to Cemetery of record in Book 261, page 284 and Book 6704, page 397; Sanitary Sewer Easement of record in Book 7515, page 298, Book 9343, page 196, Book 9343, page 199, and Book 11217, page 799; PUD Boundary of record in Plat Book 6900, page 786; Charter of Autumn Oaks Homeowners Association, Inc. of record in Instrument No. 20010912-0099442; Subject to rights of others in and to common areas/elements; Subject to lien for special assessments contained in the DCCR's/Master Deed; and to any and all matters shown on said plat and survey of record in Instrument No. 20140331-0026145; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ALEX SAMUEL BLONDER, AND MEGAN AMBER BLONDER, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of March, 2021.

Bradley W Craig

Abby W Craig

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Bradley W Craig and Abby W Craig, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Brentwood, Tennessee, this the 15th day of March, 2021.

CHRISTY FIELDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-19-2024

NOTARY PUBLIC
My Commission Expires: 8-19-24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me this 15th day of March, 2021.

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

NOTARY PUBLIC
My Commission Expires:

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021